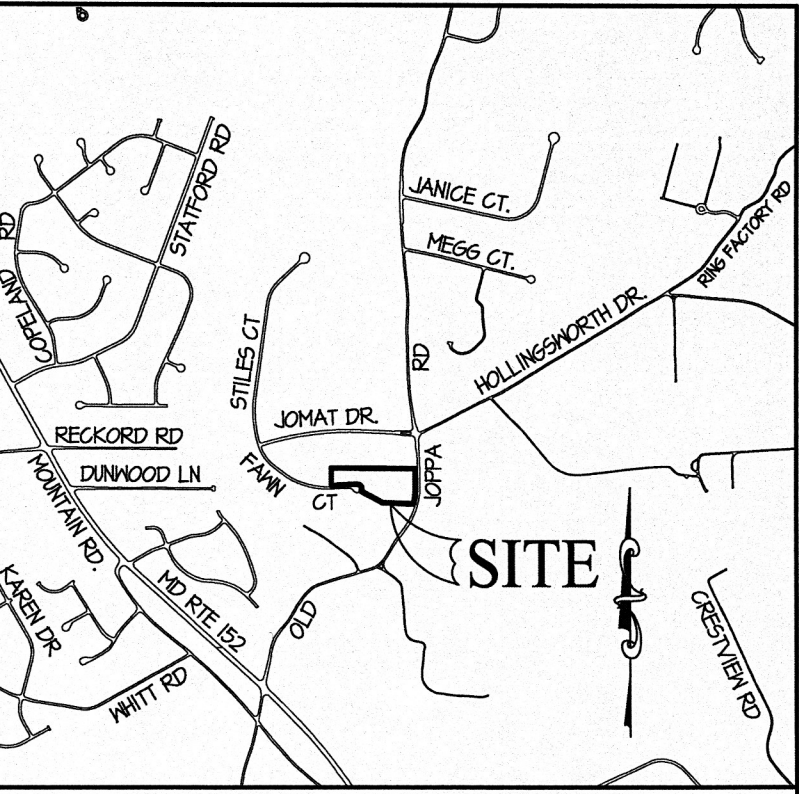
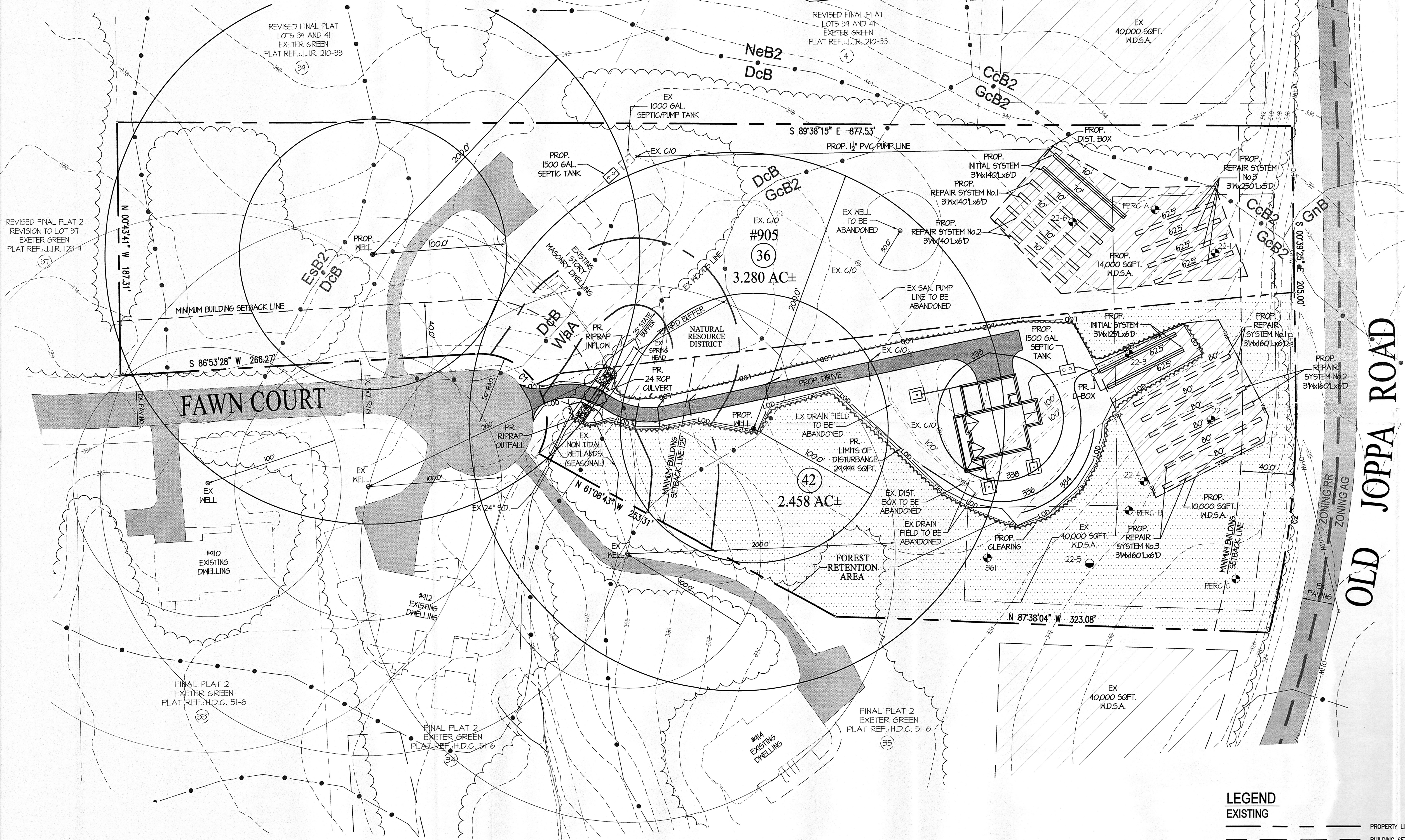


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	106.43'	87.44'	N 32°07'44" W	121°57'35"
C2	670.00'	173.64'	173.16'	S 06°46'37" W	14°50'58"

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PLAT ENTITLED "FINAL PLAT 2, EXETER GREEN" RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK H.D.C. 51 FOLIO 05, INsofar AS THE RE-SUBDIVISION OF LOT 36 TO CREATE LOT 42, THE REDUCTION OF THE MINIMUM BUILDING SETBACK LINE FOR LOT 36, THE REDUCTION AND RECONFIGURATION OF THE WASTE DISPOSAL SYSTEM AREA FOR LOT 36, THE ADDITION OF THE NATURAL RESOURCE DISTRICT, THE ADDITION OF THE FOREST RETENTION AREA AND TO TIE THE PROPERTY TO THE MARYLAND COORDINATE SYSTEM NAD 83(2011) AS SHOWN HEREON.



VICINITY MAP
1"=2000'

AREA TABULATION

TOTAL ENCLOSED AREA = 5.738 AC±
ROAD IMPROVEMENT RIGHT-OF-WAY = N/A
NET LOT AREA = 5.738 AC±
TOTAL AREA AS OF 02-18-1977 = 140 AC±
ZONING - RR DENSITY 1 LOT PER 2AC (140AC / 2AC = 70 LOTS)
EXISTING TOTAL LOTS = 41
EXISTING IMPERVIOUS AREA = 7,591 SQFT.
PROPOSED LIMITS OF DISTURBANCE = 27,900 SQFT. / 0.69 AC
PROPOSED TOTAL IMPERVIOUS SURFACE (LOT 42) = 7,200 SQFT. / 0.16 AC
PROPOSED CLEARING FOR CONSTRUCTION = 27,250 SQFT.
TOTAL EXISTING FOREST = 2.07 AC (LOT 36)
PLAT REF: H.D.C. 51-06
TOTAL PROPOSED FOREST RETENTION = 1.47 AC

RR ZONING SETBACKS (AFTER 2-8-77)
FRONT = 40'
SIDEYARD = 20'
REAR YARD = 50'

SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 2
#36 - INDICATES LOT NUMBER
#905 - INDICATES HOUSE NUMBER
DEED REFERENCE: J.J.R. 10363/63
PLAT REF: H.D.C. 51-06
PRESENT ZONING: RR
TAX MAP NO.55 PARCEL NO.839 (LOT 36)
TYPE OF DEVELOPMENT: CONVENTIONAL
PROPOSED USE: RESIDENTIAL
LOTS CREATED AFTER FEBRUARY 08, 1977

NOTES

A PLAT PLAN DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DENOTES THE MINIMUM 10,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FEET OF THE WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL FROM THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE PUBLIC SERVICES BECOME AVAILABLE.

ANY NEW IMPERVIOUS AREA WILL NEED TO MEET CURRENT STORM WATER MANAGEMENT REGULATIONS. A STANDARD SWM PLAN MAY BE USED FOR DISTURBANCE UP TO 30,000 SF. ANY DISTURBANCE OVER 30,000 SF WILL REQUIRE AN ENGINEERED SWM PLAN.

ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

THIS PLAT IS SUBJECT TO REVISION.

RECEIVED

MAR 17 2023

Harford County Planning & Zoning

OWNER

LOT 36
CHRISTOPHER ELWOOD &
TRACEY ELWOOD
905 FAWN COURT
JOPPA, MD 21085-1320

DEVELOPER

LOT 42
PINNACLE DESIGN DEVELOPMENT LLC
2727 HARFORD ROAD
FALLSTON, MD 21047

LEGEND

EXISTING

- PROPERTY LINES
- BUILDING SETBACK LINE
- OVERHEAD WIRES
- EX. SOILS
- EX. TREELINE
- EX. 2' CONTOUR
- EX. PAVING TO REMAIN
- PASSING PERCOLATION TEST
- FAILING PERCOLATION TEST

PROPOSED

- PROPOSED 2' CONTOUR
- PROPOSED LOT LINE
- PROPOSED P.W.M.T.
- PROPOSED LIMITS OF DISTURBANCE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE SURVEY IN WHICH IT IS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE", COMAR TITLE 09, MARYLAND DEPARTMENT OF LABOR LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS.



SAMUEL T. HUTCHINS
PROFESSIONAL LAND SURVEYOR #21682
EXPIRES 12-13-2022

FLOOD NOTE

THE LOTS SHOWN HEREON LIE WITHIN ZONE X AS SHOWN ON THE F.I.R.M. MAP 2402500232-E AND MAP 2402500251-E EFFECTIVE DATE APRIL 19, 2016

HEALTH DEPARTMENT NOTE

PRIOR TO FINAL PLAT APPROVAL THE EXISTING WELL AND SEPTIC SYSTEM MUST BE ABANDONED ON LOT 36 BY A LICENSED WELL DRILLER AND LICENSED SEPTIC INSTALLER. THE NEW SEPTIC SYSTEM FOR LOT 36 MUST BE INSTALLED AND INSPECTED AND THE NEW WELL MUST BE DRILLED, INSPECTED AND APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.

GRAPHIC SCALE

